

**MINUTES OF A MEETING OF
THE LEMON GROVE CITY COUNCIL, LEMON GROVE HOUSING AUTHORITY, LEMON
GROVE SANITATION DISTRICT BOARD, LEMON GROVE ROADWAY LIGHTING DISTRICT
BOARD, AND LEMON GROVE SUCCESSOR AGENCY
January 6, 2015**

Call to Order

Members present: Mary Sessom, George Gastil, Jerry Jones, and Jennifer Mendoza.
Members absent: Racquel Vasquez.

City Staff present: Graham Mitchell, City Manager; Lt. Brock, Sheriff's Department; Carol Dick, Development Services Director; Leon Firsht, City Engineer; Susan Garcia, City Clerk; James P. Lough, City Attorney; Rick Sitta, Fire Chief; and Cathleen Till, Finance Director.

Public Comment

John L. Wood commented on Chollas Creek flooding and the Toyota dealership's tree trimming project.

Mary Ann Merrell reported on graffiti that is on the fencing at the Little League field.

1. Consent Calendar

A. Approval of City Council Minutes

December 16, 2014 Regular Meeting

B. Ratification of Payment Demands

C. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda

D. Appointment of City Councilmembers to Committees, Commissions and Boards

Action: Motion by Councilmember Jones, seconded by Councilmember Gastil, to approve the Consent Calendar passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza

Absent: Vasquez

2. Public Hearing to Consider Planned Development Permit PDP14-0002 and Tentative Map TM0060 Authorizing an 84 Unit Residential Condominium Development on 1.14 Acres at 3515 Olive Street

Carol Dick reported that the proposed project is located at 3515 Olive Street in the Main Street Promenade District in the Downtown Village Specific Plan area. The site consists of 6 parcels, 3 were recently occupied by Culligan's Water Softening business and the other parcels are City owned. The applicant, CityMark, is requesting authorization of an 84 unit condominium development. The project includes a request to vacate unimproved public right-of-way near the existing cul-de-sac in the Transit Mixed Use 5 & 7 Zone and Land Use Designation area.

The Transit Mixed Use (TMU) zone allows for credit for on-street parking. In this case, the parking requirement for the project generates a demand of 125 residential spaces.

The project design provides 116 parking spaces on-site and a credit of four parking spaces is obtained for the on-street parking spaces fronting the project for a total deficit of 5 parking spaces. A waiver is requested to allow deviations from the required number of spaces.

The project includes all compact dimensioned spaces where the standard allows for 75 percent of the required spaces to be compact spaces.

The project includes a larger compact space dimension than the Lemon Grove standard compact space (8.5' x 18' where 8.5' x 15' is standard).

The project is near transit and the proposed space for bicycles exceeds the requirement. The project also provides space for motorcycle parking. The TMU7 zone does not have a requirement for guest parking for the residential units. The project includes tandem spaces and will require that these spaces be assigned to the two bedroom units. A condition has been included in the resolution requiring the CC&Rs to include this provision. Staff believes that the project provides adequate offsets to approve the parking deviation request.

Russ Haley, CityMark, provided an overview of the building's architectural design including the open space on a portion the rooftop. The rooftop terrace provides BBQs, tables, and seating areas. It overlooks the Main Street Promenade and provides the desired "eyes on the street" concept for the park as well as the main entry of the building. The site is landscaped to soften the building edges and to accommodate drainage facilities consistent with water quality objectives.

Mayor Sessom opened the public hearing.

Public Speaker(s)

There were no requests from the public to speak.

Action: Motion by Councilmember Jones, seconded by Councilmember Gastil, to close the public hearing and adopt the resolutions passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza

Absent: Vasquez

Resolution No. 2015-3299: Resolution of the Lemon Grove City Council Approving Tentative (Condominium) Map TM0060 Authorizing the Subdivision of 6 Parcels into One Lot of Eighty Four Condominium Units at 3515 Olive Street, Lemon Grove, California

Resolution No. 2015-3300: Resolution of the Lemon Grove City Council Approving Planned Development Permit PDP14-0002 Authorizing the Development of an Eighty Four Unit Condominium Project at 3515 Olive Street, Lemon Grove, California

3. San Diego Community Land Trust Business Plan

Graham Mitchell stated that in September 2014, the City and San Diego Community Land Trust (SDCLT) entered into a Purchase Option Agreement for the eventual sale of 8084 Lemon Grove Way. The Purchase Option Agreement required SDCLT to complete certain milestones by specified dates. The first milestone, submission of a business plan, was to be completed by December 2014. The business plan ensures that SDCLT has done its due diligence to determine whether the project is feasible.

Jean Diaz, San Diego Community Land Trust, provided a presentation of business plan. The plan includes the following: 1) analysis of the current project entitlements and project design, 2) fiscal feasibility analysis and pro-forma, and 3) financing plan.

Public Speaker(s)

There were no requests from the public to speak.

4. Sidewalk Installation Incentive Programs

Graham Mitchell reported that during its priority setting workshop in February 2014, the City Council directed staff to prepare an agenda item that would allow the City Council to discuss potential guidelines for a community sidewalk program.

The majority of Lemon Grove's housing development occurred prior to the City's incorporation. The County of San Diego managed the growth and development standards for housing development during this time. Although the County required sidewalk installation in some housing developments, many Lemon Grove neighborhoods do not have sidewalks. In fact, during the preparation of the last General Plan update in 1996, this was an issue of community debate—some community members pushed for sidewalks while others wanted to maintain a rural feel by not installing sidewalks.

The recent Lemon Grove Health & Wellness Element included a map that illustrated the City's sidewalk network. The map shows that there are many east-west sidewalk connections in the City (Broadway, Central Avenue, San Miguel Avenue, portions of Palm Street, and Canton Drive). However, north-south connects are lacking, except for Massachusetts Avenue, Lemon Grove Avenue and portions of Skyline Drive/Kempf Street and Main Street). The map also shows that although there is effective sidewalk connection within the City's commercial corridors, there is a lack of connectivity from neighborhoods to the commercial areas of the City and between neighborhoods.

Mr. Mitchell noted that staff calculated the cost to install a segment of sidewalk, curb and gutter for an average 60 foot wide parcel and verified this figure with several contractors. Assuming the project requires surveying, engineering, mobilization, traffic control, street widening, driveway ramp, and prevailing wage, staff assumes a cost of approximately \$6,000 to \$9,000 per parcel. This figure assumes that there are no significant slope issues or public drainage issues that need to be resolved.

Public Speaker(s)

John L. Wood and Brenda Hammond commented on the need for sidewalks in Lemon Grove.

After discussion, the City Council directed staff to conduct further analysis of the sidewalk installation concepts.

City Council Oral Comments and Reports on Meetings Attended at the Expense of the City. (GC 53232.3 (d))

Councilmember Mendoza attended the Lemon Grove Clergy concert at the Promenade.

Councilmember Gastil attended the Lemon Grove Clergy concert at the Promenade.

Director Reports

Chief Sitta introduced Daryn Drum, the new Lemon Grove Fire Department, Division Chief.

Adjournment

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 7:40 p.m.

Susan Garcia

Susan Garcia, City Clerk